013.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,400 / 946,400
					USE VALUE:	946,400 / 946,400
					ASSESSED:	946,400 / 946,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TESTA CLAIRE & ANTONIETTA
Owner 2:	SCEPPA OLGA & LAURA
Owner 3:	
Street 1:	18 DOROTHY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TESTA LAURA & GILDA M--ETAL -
Owner 2:	TESTA ELENA V & CLAIRE A -
Street 1:	18 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,781 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2756 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	495,100	600	450,700	946,400
Total Card	0.110	495,100	600	450,700	946,400
Total Parcel	0.110	495,100	600	450,700	946,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.40 | /Parcel: 343.4

Legal Description

User Acct 10393

GIS Ref

GIS Ref

Insp Date 02/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,400	600	4,781.	450,700	946,700	946,700	Year End Roll	12/18/2019
2019	104	FV	381,400	600	4,781.	478,900	860,900	860,900	Year End Roll	1/3/2019
2018	104	FV	381,400	0	4,781.	349,300	730,700	730,700	Year End Roll	12/20/2017
2017	104	FV	357,300	0	4,781.	304,300	661,600	661,600	Year End Roll	1/3/2017
2016	104	FV	357,300	0	4,781.	259,200	616,500	616,500	Year End	1/4/2016
2015	104	FV	317,700	0	4,781.	253,500	571,200	571,200	Year End Roll	12/11/2014
2014	104	FV	317,700	0	4,781.	208,500	526,200	526,200	Year End Roll	12/16/2013
2013	104	FV	330,800	0	4,781.	198,300	529,100	529,100		12/13/2012

!1284!

PRINT

Date	Time
12/10/20	16:55:39

LAST REV

Date	Time
03/27/18	10:10:02
apro	
1284	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TESTA LAURA & G	38400-358		3/19/2003	Family	99	No	No		
	20870-169		11/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2006	440	Re-Roof	15,925			G7	GR FY07	
7/19/2004	635	Redo Bat	16,500	C		G6	GR FY06	1ST FLR

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
10/29/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA: 0.10976 | Total SF/SM: 4781 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 450,745 | Spl Credit | Total: 450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03098691
Const Adj.:	0.97029907
Adj $ / SQ:	170.062
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672663
Depreciation:	177583
Depreciated Total:	495080

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	7	3	2
Totals			
2	13	5	

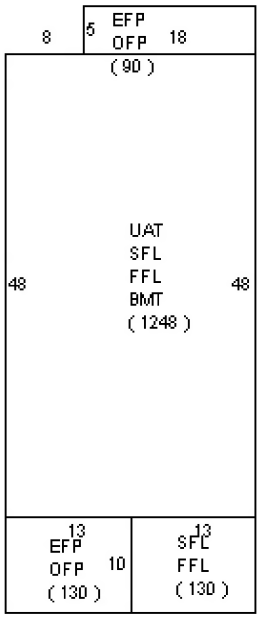
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.06
Special Features:	0	Val/Su Net:	104.10
Final Total:	495100	Val/Su SzAd	179.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,378	170.060	234,346
SFL	Second Floor	1,378	170.060	234,346
BMT	Basement	1,248	51.020	63,671
UAT	Upper Attic	312	68.020	21,224
EFP	Enclos Porch	220	38.420	8,453
OFP	Open Porch	220	23.290	5,123

Net Sketched Area:	4,756			Total:	567,163
Size Ad	2756	Gross Are	5692	FinArea	2756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2016	5.38	T	5	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc